

## REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 11, 2013

The Honorable,  
The Board of Commissioners of Cook County

### SECTION 1

#### ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele, Suffredin, and Tobolski (16)

Absent: Commissioner Reyes (1)

Also Present: Andrew Przybylo, Secretary, Zoning Board of Appeals

Chairman Daley asked the Secretary to the Board to call upon the registered public speaker, in accordance with Cook County Code, Sec. 2-107(dd):

1. Matthew G. Holmes Attorney for Storino, Ramello & Durkin

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

#### SPECIAL USE/UNIQUE USE

319867 DOCKETS #4914 8843 & #8844 - M & D UNLIMITED, INC., Owner, Route 5 South Hwy 59, Barrington, Illinois, Application (No. SU-12-13 & V-12-46; Z12059 & Z12060). Submitted by Barrington Pools, Inc., Route 5 South Hwy 59, Barrington, Illinois. Seeking a SPECIAL USE, UNIQUE USE and VARIANCE in the R-1 Single Family Residence District to expand a lawfully existing Special Use (SU-88-05) to continue to operate a swimming pool sales and parts business that includes administrative/business offices, sales showroom and equipment and material storage for a retail swimming pool business (if granted under the companion V-12-46), to reduce required rear setback to 5.69 feet; and reduce required interior (South) side setback to 4.29 feet) in Section 21 of Barrington Township. Property consists of 0.65 of an acre, located on route 5 South Hwy 59 to reduce rear year setback from the minimum required 100 feet to 5.69 feet (existing) and right interior side yard setback from the minimum required 30 feet to 4.29 feet (existing for metal buildings for storage of pool equipment and supplies (if granted under the companion SU-12-13), in Section 21 in Barrington Township, County Board District #14. Intended use: Continued operation as a swimming pool sales business and metal buildings for storage of pool equipment and supplies.

**Recommendation:** That the application be granted.

**Conditions:** None

**Objectors:** None

**\*Referred to the Zoning Board of Appeals on 09/10/12.**

**\*\*02/5/13 Deferred to the 2-27-13 Zoning & Building Committee Meeting.**

**\*\*\*02/27/13 Deferred to the 3-20-13 Zoning & Building Committee Meeting.**

**\*\*\*\*03/20/13 Deferred**

**\*\*\*\*\*7/31/13 Deferred to the 9/11/13 Zoning & Building Committee Meeting.**

Chairman Silvestri entered into the record the Village of South Barrington's Withdrawal of Protest regarding Communication No. 319867. The attached document hereto and made part of this report.

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 319867. The motion carried.

322580      Docket #8896 - ROGELIO DORIA, Owner, 2039 North Kirschhoff Street, Melrose Park, Illinois 60164-2030, Application (No. SU-13-0002; Z13021). Submitted by Anthony J. Peraica & Associates, Ltd. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to continue to use a single family home as a multi-family dwelling with three (3) apartments was amended as described herein from a prior application to two (2) apartments in Section 33 of Leyden Township. Property consists of approximately 0.33 0.303 of an acre located at 2039 North Kirschhoff Street on the East side of Kirchoff Avenue Street approximately 200 310 feet South of Dickens Avenue North of Armitage Avenue in Section 33 in Leyden Township, County Board District #16. Intended use: Multi-family residence with three (3) apartments from the prior application to two (2) apartments.

**Recommendation: Recommendation of Approval, as Amended.**

**Conditions:** None

**Objectors:** Gregory Ignoffo, Administrator, Leyden Township; Louise Pennington, the City of Northlake, Leyden High Schools District #212; Jeffrey Sherwin, Mayor, City of Northlake; Commissioner Jeffrey R. Tobolski; Marilyn J. May, President, Village of River Grove; Tommy Thompson, Clerk, Franklin Park Village.

**\*Referred to the Zoning Board of Appeals on 3/11/13**

Vice Chairman Murphy, seconded by García, moved the Approval of Communication No. 322580.

After further discussion, Commissioner Tobolski, seconded by Vice Chairman Murphy, moved to Defer Communication No. 322580 to the October 2, 2013 Zoning & Building Committee Meeting. The motion carried.

VARIATIONS

318476 DOCKET #8819 - GABRIELE SHILKAITIS, Owner/Applicant, Application (No. V-12-28; Z12035): Variation, previously approved, to reduce the lot area from minimum required 40,000 square feet to an existing 22,500 square feet (~~existing~~); and reduce the lot width from the minimum required 150 square feet to an existing 99.97 square feet (~~existing~~) for a new single family home with an attached garage on well and septic in the R-3 Single Family Residence District. The subject property consists of approximately ~~50~~ 1/2 of an acre, located on the South side of Artesian Street, approximately 200 feet East of Woodlawn Avenue in Section 23 of Lemont Township, County Board District #17.

**Recommendation:** ~~That the application be granted as amended.~~ That the application be granted a one (1) year extension of time.

Conditions: None

Objectors: None

**Commissioner Gorman, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 318476. The motion carried.**

318650 DOCKET #8827 – KEVIN PHILBIN, Owner/Applicant, Application (No. V-12-34; Z12043): Variation, previously approved, to reduce rear yard setback from the minimum required 40 feet to 10 feet in order to expand the existing structure's two car attached garage to a four car attached garage and provide for an additional living space above the new garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.266 of an acre, located on the Southeast corner of Maynard Drive and Michael Manor in Section 11 of Maine Township, County Board District #9.

**Recommendation:** ~~That the application be granted.~~ That the application be granted a one (1) year extension of time.

Conditions: None

Objectors: None

**Commissioner Gorman, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 318650. The motion carried.**

325065 DOCKET #8908 - NICK VITULLO, Owner/Andrew Venamore, Applicant, Application (No. V-13-32; Z13036): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet by 2 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached accessory garage. The Subject Property consists of approximately 0.195 of an acre located on the West side of Redwood Drive approximately 166.8 feet North of Bryn Mawr Avenue in Section 2 of Norwood Township, County Board District #9.

**Recommendation:** That the application be granted.

Conditions: None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325065. The motion carried.**

325066 DOCKET #8910 - EDWARD LEEDOM, Owner/Agata Bielut, Applicant, Application (No. V-13-34; Z13039): Variation seeks to reduce the right interior side yard setback from the minimum required 15 feet to 13.7 feet to 8 1/2 inches in the R-4 Single Family Residence District. Variance is sought in order to construct an addition. The Subject Property consists of approximately 1.22 acres located on the West side of Whirlaway Drive approximately 655 feet North of Cornflower Trail in Section 17 of Northfield Township, County Board District #14.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325066. The motion carried.**

325067 DOCKET #8911 - VIRGINIA A. CATTONI, Owner/Ivan Kutlesa, Applicant, Application (No. V-13-35; Z13040): Variation seeks to increase the height of a fence in the front yard from the maximum allowed 3 feet to a proposed 5 feet in the R-4 Single Family Residence District. Variance is sought for the installation of a 5 foot fence. The Subject Property consists of approximately 1.08 acres located on the East side of Katie Road approximately 241 feet North of Melissa Drive in Section 32 of Lemont Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325067. The motion carried.**

325068 DOCKET #8912 - MALGORZATA PLEWA, Owner/Jacek Plewa, Applicant, Application (No. V-13-36; Z13041): Variation seeks to reduce the right interior side yard setback from the minimum required 10 feet to an existing 6.81 feet in the R-5 Single Family Residence District. Variance is sought in order to bring an exiting residence into compliance. The Subject Property consists of approximately 0.15 of an acre located on the North side of 72nd Street approximately 204.70 feet East of South Harlem Avenue in Section 30 of Stickney Township, County Board District #11.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325068. The motion carried.**

325069      DOCKET #8913 - SUBURBAN CHICAGO, INC., Owner/Ivan Kutlesa, Applicant, Application (No. V-13-37; Z13042): Variation seeks to reduce the front yard setback from the minimum required 40 feet to a proposed 25 feet; and reduce the left interior side yard setback from the minimum required 15 feet to a proposed 5 feet in the R-4 Single Family Residence District. Variance is sought in order to construct an accessory detached boathouse. The Subject Property consists of approximately 1.58 acres located on the East side of Lemont Street approximately 220 feet South of 130th Place in Section 32 of Lemont Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325069. The motion carried.**

325070      DOCKET #8914 - JOSEPH KRZYSIAK, Owner/Applicant, Application (No. V-13-38; Z13043): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet to an existing 0.7 feet in the R-5 Single Family Residence District. Variance is sought in order to bring an existing shed into compliance. The Subject Property consists of approximately 0.23 of an acre located on the South side of Grandview Drive approximately 465.47 feet East of Haas Drive in Section 29 of Palos Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** Suffield Woods of Palos

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325070. The motion carried.**

325071      DOCKET #8915 - MARGARET WUNSCHER, Owner/Applicant, Application (No. V-13-39; Z13044): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet to a proposed 5.09 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached garage. The Subject Property consists of approximately 0.26 of an acre located on the North side of Dickens Avenue approximately 117.63 feet West of Fairfield Avenue in Section 33 of Leyden Township, County Board District #16.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325071. The motion carried.**

325072      DOCKET #8916 - ROBERT ORLOVE, Owner/Andrew Venamore, Applicant, Application (No. V-13-40; Z13045): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet to a proposed 4.50 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached garage. The Subject Property consists of approximately 0.17 of an acre located on the East side of Fernwood Drive approximately 195 feet South of Victor Avenue in Section 12 of Maine Township, County Board District #9.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325072. The motion carried.**

325073      DOCKET #8917 - JAMES H. ANDERSON, JR., Owner/Athanas Fence Company, Inc. and Catherine O’Gorman, Applicants, Application (No. V-13-41; Z13046): Variation seeks to increase height of fence in the front yard from the maximum allowed 3 feet to 7 feet; and increase the left interior side yard from the maximum allowed 6 feet to 7 feet in the R-3 Single Family Residence District. The Subject Property consists of approximately 0.99 of an acre located on the North side of Illinois Road approximately 396 feet West of Romona Lane in Section 29 of New Trier Township, County Board District #13 14.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325073 as Amended. The motion carried.**

325074      DOCKET #8919 - SOPHIA MURILLO, Owner/Applicant, Application (No. V-13-43; Z13048): Variation seeks to reduce the right interior side yard setback from the minimum required 10 feet to a proposed 2.3 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached garage. The Subject Property consists of approximately 0.41 of an acre located on the South side of Morrison Avenue approximately 300 feet West of North Lee Street in Section 36 of Wheeling Township, County Board District #9.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325074. The motion carried.**

325075      DOCKET #8920 - SUBRAMANIAN RAJA KRISHNAMOORTHY, Owner/Applicant, Application (No. V-13-44; Z13049): Variation seeks to reduce the lot area from the minimum required 40,000 square feet to an existing 19,893 square feet; and reduce lot width from minimum required 150 square feet to an existing 132 square feet in the R-4 Single Family Residence District. Variance is sought to build a single family home on well and septic. The Subject Property consists of approximately 0.45 of an acre located on the Southwest corner of Morse Avenue and Logan Street in Section 34 of Schaumburg Township, County Board District #15.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325075. The motion carried.**

325076      DOCKET #8921 - SCOTT HALL, Owner/Applicant, Application (No. V-13-45; Z13050): Variation seeks to reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.92 feet; reduce the left interior side yard setback from the minimum required 10 feet an existing 5 feet; reduce rear yard setback from minimum required 5 feet to an existing 2 feet; and reduce the distance between principle and accessory structures from the minimum required 10 feet to existing one (1) foot in the R-5 Single Family Residence District. Variance is sought to bring property into compliance. The Subject Property consists of approximately 0.19 of an acre located on the East side of Haber Avenue approximately 200 feet South of Wellington Avenue in Section 29 of Leyden Township, County Board District #16.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325076. The motion carried.**

325077      DOCKET #8923 - JAVIER AND MARISELA CASCO, Owners/Applicant, Application (No. V-13-47; Z13053): Variation seeks to reduce the front yard setback from the minimum required 25 feet to an existing 10.3 feet; reduce right interior side yard setback from the minimum required 10 feet to an existing 0.3 feet; reduce left interior side yard setback from the minimum required 10 feet to an existing 2.6 feet; and reduce the rear yard setback from the minimum required 5 feet to an existing 2.81 feet in the R-5 Single Family Residence District. Variance is sought to bring lot into compliance. The Subject Property consists of approximately .09 of an acre located on the West side of Latrobe Avenue approximately 308.80 feet South of 50th Street in Section 09 of Stickney Township, County Board District #11.

**Recommendation: That the application be granted.**

**Conditions:**     None

**Objectors:**      None

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325077. The motion carried.**

325078      DOCKET #8924 - CAROLYN J. BURTON, Owner/Applicant, Application (No. V-13-48; Z13054): Variation seeks to reduce the distance between the principal and accessory structure from the minimum required 10 feet to 7 feet in the R-5 Single Family Residence District. Variance is sought to construct a new garage. The Subject Property consists of approximately .37 of an acre located on the North side of Bonnie Brae Avenue approximately 200 feet East of North Lee Street in Section 36 of Wheeling Township, County Board District #9.

**Recommendation: That the application be granted as amended**

**Conditions:**     None

**Objectors:**      Wheeling Township Highway Commissioner/Neighbor R. Nevers

**Vice Chairman Murphy, seconded by Commissioner Suffredin, moved the Approval of Communication No. 325078. The motion carried.**

325079      DOCKET #8925 - UP RAILROAD, Owner/Clear Channel Outdoor, Ed Marcin, Applicant, Application (No. V-13-49; Z13055): Variation seeks to reduce the front yard setback from the minimum required 30 feet to a proposed 6.56 feet; and reduce the distance between two existing off-premise signs from the minimum required 500 feet to a proposed 158.45 feet to rebuild a sign in the I-1 Restricted Industrial District. The Subject Property consists of approximately 6.19 acres located on the Northeasterly corner of Willow Road and Shermer Road in Section 22 of Northfield Township, County Board District #14.

**Recommendation: That the application be granted.**

**Conditions:**     None



**Objectors:** Village of Glenview by Resolution  
Village of Northbrook

**Vice Chairman Murphy, seconded by Commissioner Steele, moved the Approval of Communication No. 325079.**

**Commissioner Tobolski called for a roll call, the vote of yeas and nays being as follows:**

**ROLL CALL ON THE MOTION TO APPROVE THE  
RECOMMENDATION TO COMMUNICATION NO. 325079**

**Yeas:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, García, Schneider, Sims, and Steele (7)

**Nays:** Commissioners Collins, Daley, Fritchey, Gainer, Goslin, Moore, and Suffredin (7)

**Present:** Commissioners Gorman and Tobolski (2)

**Absent:** Commissioner Reyes (1)

**The motion to Approve Communication No. 325079. FAILED**

325080 DOCKET #8926 - JONATHAN AND JILL INGOLIA, Owners/Applicants, Application (No. V-13-50; Z13057): Variation seeks to reduce the lot width from minimum required 150 feet to an existing 99 feet in the R-3 Single Family Residence District. Variance is sought for construction of a residence with attached garage. The Subject Property consists of approximately .91 of an acre located on the West side of Derby Road approximately 22 feet North of Red Drive in Section 34 of Lemont Township, County Board District #17.

**Recommendation:** That the application be granted.

**Conditions:** None

**Objectors:** None

**Commissioner Gorman, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 325080. The motion carried.**

**NEW APPLICATION**

325081 VINCENT AND ELIZABETH BRANDOLINE, 918 West 57th Street, La Grange, Illinois 60525-3450, Owners, Application (No. MA-13-0001). Submitted by Marc Ozer, 1101 South Madison Avenue, La Grange, Illinois 60525. Seeking a MAP AMENDMENT to rezone the subject property from the R-4 Single Family Residence District to the R-5 Single Family Residence District to subdivide the parcel into two (2) lots and to build two (2) new single family homes in Section 17 of Lyons Township. Subject property consists of approximately 0.69 of an acre. It is a "through lot" located between Plainfield Road on the North and West 57th Street on the South and approximately 315 feet East of Blackstone Avenue. County Board District #17. Intended use: To subdivide parcel into two (2) lots and to build two (2) new single family homes.

**Vice Chairman Murphy, seconded by Commissioner Sims, referred the following New Application (Communication No. 325081) to the Zoning Board of Appeals. The motion carried.**

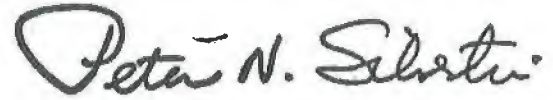
**Vice Chairman Murphy, seconded by Commissioner Moore, moved to adjourn the meeting. The motion passed and the meeting was adjourned.**

**SECTION 2**

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

Communication Number 319867	Recommended for Approval
Communication Number 322580	Recommended for Deferral to October 2, 2013
Communication Number 318476	Recommended for Approval
Communication Number 318650	Recommended for Approval
Communication Number 325065	Recommended for Approval
Communication Number 325066	Recommended for Approval
Communication Number 325067	Recommended for Approval
Communication Number 325068	Recommended for Approval
Communication Number 325069	Recommended for Approval
Communication Number 325070	Recommended for Approval
Communication Number 325071	Recommended for Approval
Communication Number 325072	Recommended for Approval
Communication Number 325073	Recommended for Approval as Amended
Communication Number 325074	Recommended for Approval
Communication Number 325075	Recommended for Approval
Communication Number 325076	Recommended for Approval
Communication Number 325077	Recommended for Approval
Communication Number 325078	Recommended for Approval
Communication Number 325079	Not Recommended for Approval
Communication Number 325080	Recommended for Approval
Communication Number 325081	Recommended for Referral to Zoning Board of Appeals

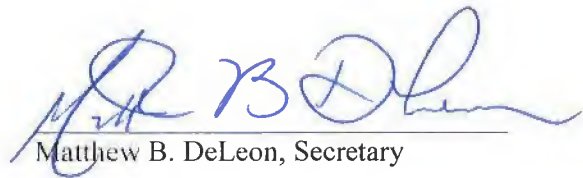
Respectfully submitted,  
Committee on Zoning and Building



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Peter N. Silvestri, Chairman

Attest:

  
Matthew B. DeLeon, Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>

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September 10, 2013

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OF COUNSEL

IN REPLY REFER TO FILE NO.

Via Facsimile (312-443-4397) (September 10, 2013)  
and Hand Delivery (September 11, 2013)

Ms. Toni Preckwinkle, President  
Cook County Board of Commissioners  
118 North Clark Street, Room 537  
Chicago, Illinois 60602

Re: Village of South Barrington – Withdrawal of Protest  
Barrington Pools, Inc. & M & D Unlimited Inc. Special Use/Variation Application  
Docket Nos. 8843 and 8844

Dear President Preckwinkle:

The Village of South Barrington hereby withdraws its protest and objection to Barrington Pools, Inc. and M&D Unlimited, Inc.'s zoning applications, Docket Nos. 8843 and 8844, which are pending consideration before the Cook County Board of Commissioners.

Very truly yours,

STORINO, RAMELLO & DURKIN

*Melissa A. Miroballi*

Melissa A. Miroballi

cc: Gregg Goslin, Commissioner ([commissioner.goslin@cookcountyil.gov](mailto:commissioner.goslin@cookcountyil.gov))  
Peter N. Silvestri, Commissioner ([cookcty9@aol.com](mailto:cookcty9@aol.com))  
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